

**PLANNING AND ZONING COMMISSION
THE EAST HARTFORD PLAN OF CONSERVATION AND DEVELOPMENT
PUBLIC HEARING
MAY 21, 2014**

A public hearing was held by the **EAST HARTFORD PLANNING AND ZONING COMMISSION** in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on Wednesday, May 21, 2014.

CALL TO ORDER

Chair Peter Bonzani called the meeting to order at 7:30PM. He announced the exit locations in accordance with Connecticut General Statutes §29-381.

ROLL CALL

Present:

Peter Bonzani, Chair
Kathleen Salemi, Secretary
Thomas Fitzgerald
Travis Simpson
Valentine Povinelli
John Ryan (Alternate)

Absent:

Mary Whaples, Vice Chair
Paul J. Roczynski
Amy Sawyer (Alternate)
Crystal Hernandez (Alternate)

Also Present:

Eileen Buckheit, Development Director
Michael Dayton, Town Planner
Frank Fish, BFJ Planning Consultants
Susan Favate, BFJ Planning Consultants

Kathleen Salemi read the legal ad into the minutes. Mike Dayton, Town Planner, gave an overview of the progress the Plan of Conservation & Development (POCD) as far as press releases, newspaper ads, meetings, and CRCOG and Town Council approvals.

PRESENTATION FROM BUCKHURST FISH & JACQUEMART, INC. PLANNING CONSULTANTS

Frank Fish, Principal, and Susan Favate, Senior Associate from BFJ Planning gave a PowerPoint presentation on the draft of the Plan of Conservation and Development.

PUBLIC COMMENT SESSION

The following citizens came forward to comment on the Plan:

Cynthia Reik, 235 East River Drive, commented on the need for a central senior center.

Marilyn Pet, 235 East River Drive, believes that future planning should include a member of the Board of Education. The POCD should focus on the school system when trying to attract younger homeowners to East Hartford.

Mary Ellen Wisneski, 65 Sawka Drive, inquired on zoning for the Silver Lane corridor and also was concerned about preserving open space areas.

Holly Reed, Michael Avenue, suggested that planned studies be limited due to financial reasons and that the key to the POCD is affordability.

Todd Andrews, Goodwin College, was against the proposed new regulation in B-2 and B-5 zones that would require 50% ground floor retail space. Mr. Andrews suggested that a South Main Street Committee be formed which would be comprised of southend business and property owners.

Mike Golan, 800 Connecticut Boulevard, has been involved in commercial real estate development for many years and is against first floor retail in B-2 and B-5 zones on Main Street. He believes that it should not be a zoning requirement – it should be dictated by the “market”.

Susan Kniep, 50 Olde Roberts Street, (1) thinks it will be hard to attract new development when East Hartford has the 4th highest mill rate in the state; (2) POCD’s future impact will be felt now; (3) is against off-site parking on non-paved areas.

Rich Kehoe, Chair, East Hartford Town Council; Barbara Rossi, Majority Leader, East Hartford Town Council; Anita Morrison, East Hartford Town Councillor

Chair Kehoe spoke to the approval for the POCD that was unanimously passed at the May 15th town Council meeting. Copy Attached.

Don Sugalski, 1736 Main Street, addressed the need for accuracy when looking at the legend for the land map that is included in the POCD – specifically the open space corridor and potential roads.

Mark Scheinberg, President of Goodwin College, spoke to the issue of Goodwin College’s taxpayer status. Additionally, he stated that he was not in favor of the regulation in B-2 and B-5 zones that would require 50% ground floor retail space.

PUBLIC HEARING CLOSES

Chair Bonzani closed the public hearing at 9:28 PM.

DISCUSSION OF NEXT STEPS

It was the consensus of the Commission to hold a workshop at 5:30PM on Wednesday, June 4th to discuss public comments and potential revisions.

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission voted unanimously to dedicate the 2014 Plan of Conservation and Development to Anthony “Tony” Kayser, former Chair of the East Hartford Planning and Zoning Commission.

ADJOURNMENT

Chair Bonzani adjourned the meeting at 9:35 PM.

Respectfully submitted,

Kathleen Salemi, Recording Secretary